

FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA Wednesday January 13, 2010

APPROVED:	PAGE 1 OF 3

NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Board of Appeals Wednesday, January 20th, 2010 Meeting @ 1:00 PM Thursday, January 28th, 2010 Meeting @ 7:00 PM Contact The Division of Permitting and Development Review (DPDR) at 301-600-1134 for preliminary/final plats, and site plan items - or -

The Division of Planning at 301-600-1138 for re-zonings, Ag-preservation, workshops, and public hearing agenda items

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED. THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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	ITEM	TIME	ACTION REQUESTED	
9:30 A.M.				
1.	MINUTES		APPROVAL	
2.	PLANNING	COMMISSION COMMENTS	INFORMATIONAL	
3.	AGENCY C	OMMENTS/AGENDA BRIEFING	INFORMATIONAL	
4.	FALL 2009	WATER AND SEWERAGE PLAN AMENDMENTS	_ FINDING OF CONSISTENCY	
a)	•	, , , , , , , , , , , , , , , , , , ,	ev to S-3 Dev	

5. CONSENT AGENDA

APPROVAL

a) <u>APFO Letter of Understanding (LOU) for Damascus Road Community Church</u> –
 Requesting approval of signed LOU for development of a place of worship for 22,400 square feet s on 36.00 acres, approved at the April 8, 2009 FcPc Meeting.
 File SP95-40, AP #6579, Stephen O'Philips

6. ROAD ADEQUACY

DECISION

a) <u>Greenpage Property lot 1 and remainder lot 2 -</u> Requesting determination of road adequacy and direction of travel to the proposed subdivision. Located on the west side of Greenfield Road, approximately 1.2 miles north of Maryland Route 28. Zoned: Agricultural (AG) Adamstown Planning Region. Tax Map 110 / Parcel 3. File M-2693, AP #10276, Nikki Martin



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7. PRELIMINARY PLAT

DECISION

a) Wedgewood Business Park: Lot 26 Phase III Amendment - This Preliminary Plat Amendment was continued from the November 18th, 2009 meeting. Requesting approval of a Phase III Preliminary Plat Amendment proposing the addition of 9.337 acres to the existing 2.009 acre, Wedgewood Lot 26. The 9.337 acre parcel was joined to Lot 26 from the adjacent Russell Property via an addition plat which was approved on June 12, 2008. Located along International Boulevard north of English Muffin Way. Zoned: Limited Industrial (LI), Adamstown Planning Region, Tax Map 86 / Parcel 8. File SP05-15. AP #9442. Tolson DeSa

8. MISCELLANEOUS

DECISION

a) <u>Villages of Urbana, Section M1-D and Part of M-1E</u> – Requesting clarification of contradicting setback data approved at the September 13, 2006 FcPc Meeting regarding rear setback values for Units #1325-1333, Tax Map 96 / Parcel 67. File S-1065M, AP #10297, Stephen O'Philips

9. SITE PLAN DECISION

- a) <u>Frederick County Agricultural Complex (Deere Meadows, Tract 2)</u> Requesting approval for a total of 51, 786 sq. ft. of office buildings, associated parking and 9,600 sq. ft. outdoor plaza area for a complex of governmental agricultural offices. Located south side of Elmer Derr Road near the Cap Stine Road intersection. Zoned: Agricultural (AG), Adamstown Planning Region, Tax Map 85 / Parcel 84.
 File SP07-11, AP #6209(SP), AP #6210(APFO) and AP #6215(FRO), Stephen O'Philips
- b) <u>Knowledge Farms (Revised Site Plan)</u> Requesting approval for a redesign of Buildings # 2 and # 3 with revised parking lot layout. Reduced square footage from 26,000 to 17,333.3 sq.ft. for each building. Located south side of MD 355 opposite Campus Drive. Zoned: Office / Research Industrial (ORI), Urbana Planning Region, Tax Map 95 / Parcel 50. File SP01-11, AP #9534(SP), AP#8424(APFO), AP# 8425(FRO), Stephen O'Philips

10. <u>INFORMATION BRIEF</u>

INFORMATIONAL

a) Options for Use of Pervious Pavements in Frederick County- prepared at the request of the Planning Commission, to outline the pervious pavement options available and their feasibility for use in developments in Frederick County. Kathleen A. Hall, Engineer II, Development Review Engineering

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